

001.0

0003

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
874,900 / 874,900  
874,900 / 874,900  
874,900 / 874,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
40-46		MASS AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CASAGRANDE DIRK R	
Owner 2:		
Owner 3:		

Street 1:	86 OLD MYSTIC ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .112 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1925, having primarily Brick Exterior and 4352 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS		Description		%	Item	Code	Description
Z	B4	VEH OR BU	100		water		
o					Sewer		
n					Electri		
		Census:			Exempt		
		Flood Haz:					
D					Topo		
s					Street		
t					Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4887		Sq. Ft.	Site		0	80.	1.04	1			Med. Tr	-10					407,958	340	50				408,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	2443.500	233,450		204,000	437,450		796
340	2443.500	233,450		204,000	437,450		GIS Ref
							GIS Ref
							Insp Date
							11/24/17



Patriot  
Properties Inc.

!77!

## USER DEFINED

Prior Id # 1:	796
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT      Parcel ID 001.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	466,900	0	4,887.	408,000	874,900		Year end	12/23/2021
2021	013	FV	466,900	0	4,887.	408,000	874,900		Year End Roll	12/10/2020
2020	013	FV	467,100	0	4,887.	408,000	875,100	875,100	Year End Roll	12/18/2019
2019	013	FV	380,900	0	4,887.	433,500	814,400	814,400	Year End Roll	1/3/2019
2018	013	FV	380,900	0	4,887.	316,200	697,100	697,100	Year End Roll	12/20/2017
2017	013	FV	380,900	0	4,887.	275,400	656,300	656,300	Year End Roll	1/3/2017
2016	013	FV	380,900	0	4,887.	234,600	615,500	615,500	Year End	1/4/2016
2015	013	FV	398,700	0	4,887.	229,500	628,200	628,200	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	900-29		12/28/1977		65,000
				No	No
					N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/26/2005	1000	Renovate	58,000	C		G7	GR FY07	NEW FOUNDATION, WN	5/13/2019	I & E Return	MM	Mary M											
7/23/1999	461	Manual	6,000					NEW RUBBER ROOF	11/24/2017	MEAS&NOTICE	PH	Patrick H											
6/16/1999	348	Manual	16,000					NEW BRICK PARAPET	3/28/2017	I & E Return	MM	Mary M											
									5/4/2016	I & E Return	MM	Mary M											
									2/18/2009	Measured	345	PATRIOT											
									12/3/1999	Meas/Inspect	201	PATRIOT											
									1/1/1910														

Sign: VERIFICATION OF VISIT NOT DATA   /  /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																																																																																																																																																																																																																																																													
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